



**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**7 Alan Road  
Llandeilo  
Carmarthenshire.**

**Price £315,000**



- Five double bedrooms
- Sought after residential location
- Cellar
- Walking distance to Llandeilo Town Centre
- Rear low maintenance garden
- Gas Central Heating
- Llandeilo town
- EPC: Pending

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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**Professional Services**

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

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**General Description**

In the charming market town of Llandeilo, this spacious five-bedroom home is set across three floors and offers versatile living accommodation ideal for families.

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## Alan Road, Llandeilo, Carmarthenshire.

### Property Description

In the charming market town of Llandeilo, this spacious five-bedroom home is set across three floors and offers versatile living accommodation ideal for families. The ground floor comprises a welcoming dining/living room and a well-proportioned kitchen, providing a practical and sociable layout. The property also benefits from two additional rooms in the cellar, perfect for storage, hobbies, or potential workspace use. The first floor hosts the bedrooms along with a family bathroom and a separate WC, offering convenience for busy households. The second floor comprises of two bedrooms.

To the rear, the property enjoys a garden area, providing an outdoor space to relax or entertain with rear pedestrian access.

In a much sought after location situated just a short walk from Llandeilo's shops, cafes, and local amenities, as well as convenient transport links, this property combines space, character and location in one.

Leisure amenities are available within walking distance to include tennis courts, playing fields, Penlan park, Dynevor park with its Historic Castle, nature walks and wildlife reserve. Llandeilo is situated in the Towy Valley and is centrally located for the M4, the administrative centre of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively.

Early viewing is highly recommended to appreciate the scale and opportunity on offer.

### Hallway

With quarry tiled floor. Decorative cornice. Coat hooks. Stairs to first floor.

### Dining / Living Area (23' 9" x 11' 11") or (7.25m x 3.64m)

With timber boarded flooring, bay sash windows, open fireplace with marble surround. Picture rail. Decorative fireplace with slate hearth and marble surround. Coved ceiling. Alcove cupboards and shelving.

### Kitchen / Breakfast Room (17' 7" x 10' 5") or (5.37m x 3.17m)

Wall, base and drawer units. Quarry tiled flooring. Tiled splash back. 5 ring gas hob and Smeg range cooker. Door to cellar. Down lights. Extractor fan. Door to rear and side of property. Double glazed window. Radiator.

### Cellar

#### Room 1. (8' 0" x 7' 1") or (2.43m x 2.16m)

Concrete floor. Light. Double glazed window.

#### Room 2. (14' 2" x 8' 3") or (4.32m x 2.52m)

With plumbing for washing machine. Concrete floor. Light. Double glazed window.

### First Floor

#### Half Landing

Open balustrade.

#### Landing

With airing cupboard. Stairs to second floor. Shelving. Radiator.

#### Cloak Room (3' 0" x 4' 3") or (0.92m x 1.29m)

Low level WC, sash windows. Tongue and groove panelling. Wash hand basin. Radiator.

## Alan Road, Llandeilo, Carmarthenshire.

### Bathroom (10' 8" x 11' 2") or (3.24m x 3.40m)

With Low level WC, tongue and groove panelled bath with mixer tap and hand held attachment. Tongue and groove panelled walls. Down lights. Pedestal wash hand basin. Shower enclosure, with mains shower. Cupboard housing gas boiler. Access to loft space.

### Bedroom 1 (10' 10" x 11' 1") or (3.29m x 3.38m)

With sash window to rear. Decorative fireplace with mantle and cupboard. Radiator.

### Bedroom 2 (10' 9" x 13' 9") or (3.28m x 4.20m)

With bay sash window to front. Radiator.

### Bedroom 3 (10' 4" x 6' 0") or (3.14m x 1.82m)

With sash window. Radiator.

### Second Floor.

#### Half Landing

Landing with tongue and groove panelling. Double glazed skylight. Access to roof space.

### Bedroom 4 (16' 8" x 17' 1") or (5.07m x 5.21m)

With bay window. Tongue and groove wall panelling. Wall lights. Restricted headroom.

### Bedroom 5 (12' 9" x 11' 1") or (3.89m x 3.39m)

With double glazed sky lights. Wall lights. Tongue and groove panelling. Radiator.

### EXTERNALLY

The property features a charming, low-maintenance paved rear garden courtyard designed for both practicality and character. With its cottage-style feel, the space is enhanced by mature shrubs and bushes, along with raised borders and planters that add depth and greenery. The property benefits from an outdoor light, convenient outdoor tap and power point provide added functionality. A pedestrian gate to the rear offers easy access, making this an inviting and versatile outdoor area.

### Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

### Broadband and Mobile phone

The broadband and mobile phone signal is deemed to be good in this location.

### Viewing

By appointment with the Selling Agents.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Council Tax

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### Directions

From our office proceed down Rhosmaen Street passing the Ck Store on the right. Turn right into Alan Road and after a short distance the property will be found on the left hand side.

